



## The Crook Pool

Broughton-In-Furness,, LA20 6DZ

Asking Price £700,000

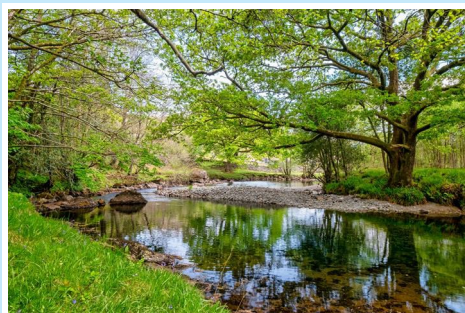




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*Indulge in the serenity and creative inspiration of this truly unique riverfront retreat. Nestled within approximately one acre of beautifully landscaped gardens, this stunning property offers direct access to your very own stretch of the river—perfect for peaceful relaxation, wild swimming, or simply enjoying the view from the comfort of the glass atrium. Utterly secluded yet conveniently located, you're just a short drive from charming local towns and villages. The Duddon Valley is a hidden gem—offering unspoiled natural beauty, a warm and welcoming community, and an active Village Hall at its heart. Whether you're seeking a private sanctuary or a base to explore the Lake District, this property is a rare find—a harmonious blend of natural beauty, privacy, and community spirit.*

On arrival at this extraordinary property, you're welcomed by a long stone wall running alongside the road—quietly marking the boundary of something truly special. Passing through the gate, you enter another world: a tranquil garden unfolds before you, with a slate-paved path leading gracefully to the house tucked to one side.

Most rooms in the home face this lush garden, grounding the house in its serene natural setting. The first room you step into is the heart and soul of the property—a spacious open-plan living and kitchen area, where spectacular views command your attention. At one end, a cozy Inglenook Snug with a wood-burning stove invites quiet evenings by the fire. The ground floor also offers two additional large living spaces, each proudly showcasing original timber beams that add character and warmth. A secondary kitchen and a stylish wet room provide added practicality and comfort.

Two staircases ascend to the upper floor. One leads to a striking glass atrium, a unique space to soak in elevated views of the river and gardens. The second staircase opens onto a generous mezzanine, ideal for a reading nook, studio, or workspace. Upstairs, you'll find three double bedrooms and a shared bathroom connected by a charming corridor.

Outside, the extensive lawn stretches all the way to your private river frontage. Mature trees and established shrubs create a rich tapestry of green, while a small copse with a stream meanders its way to the river, adding both enchantment and ecological value.

This is not just a home—it's a rare sanctuary where nature, architecture, and tranquility coexist in perfect harmony.

## Main living room

15'5" x 34'7" (4.720 x 10.560)

## Inglenook Snug

9'1" x 6'4" (2.777 x 1.940)

## Second Living Room

27'5" x 14'7" (8.377 x 4.470)

## Third Living Room

18'11" x 15'5" (5.784 x 4.714)

## Second Kitchen

9'1" x 7'0" (2.783 x 2.153)

## Groundfloor Wet Room

6'1" x 6'0" (1.871 x 1.834)

## Landing

21'11" x 5'10" (6.694 x 1.796)

## Atrium Seating Area

12'8" x 9'10" (3.864 x 3.008)

## Mezzanine

16'7" x 9'9" (5.080 x 2.980)

## Bedroom One

18'11" x 15'6" (5.785 x 4.736)

## Bedroom Two

14'3" x 12'3" (4.353 x 3.750)

## Bedroom Three

10'2" x 9'5" (3.110 x 2.887)

## Family Bathroom

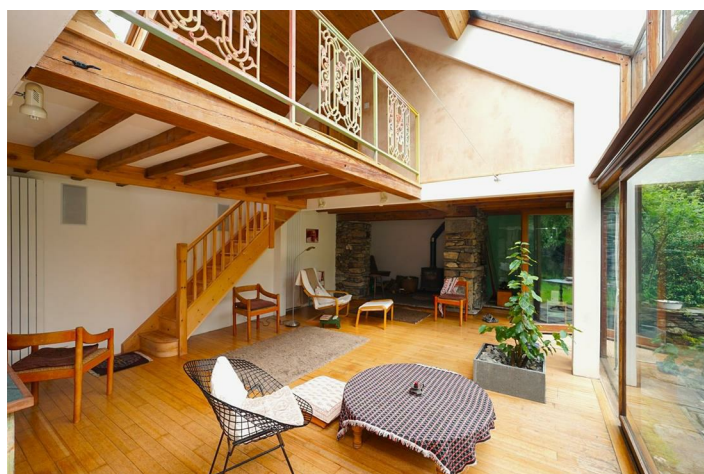
8'5" x 7'7" (2.590 x 2.318)





- Unique Detached Barn conversion
- Beautiful riverside garden with a small Copse
- Footpaths direct from the property to the fells.
  - Versatile living areas
  - EPC F

- Situated in the Lake District National Park
  - Countryside views from all aspects
    - Stunning 2 floor Glass Atrium
    - Off road parking for 2 Vehicles
    - Council tax band E





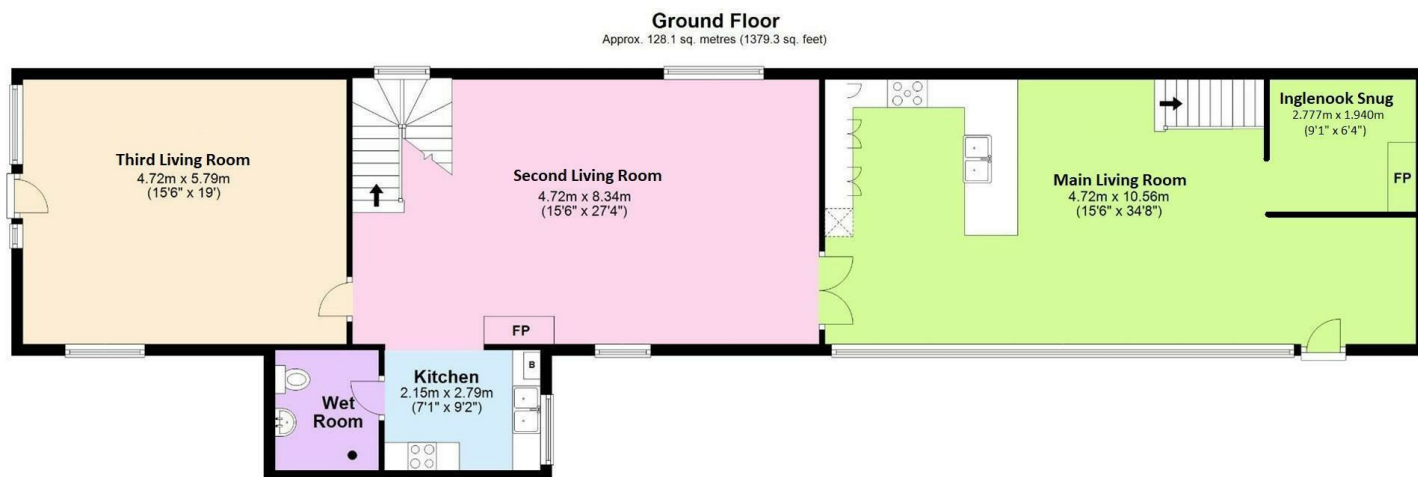
## Road Map



## Terrain Map



## Floor Plan



Total area: approx. 128.1 sq. metres (1379.3 sq. feet)

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